

Summary of Fairfax Center Plan Amendments: 2005-present

Recent Plan History – Land Use Highlights

Fairfax Corner (APR 05-III-1FC)

This amendment revised Plan guidance to add an option for mixed-use development up to 1.0 FAR within the western portion of Sub-unit P2 with conditions related to design and transportation impacts. This area was planned for office mixed-use up to an intensity of .35 FAR at the overlay level, which could be adjusted to .70 FAR within the western portion of the sub-unit.

- Approximately 700,000 SF of additional development over previous Plan recommendation
- Includes redevelopment of surface parking lots with approximately 341,000 SF hotel/office use, 35,000 SF retail/restaurant use, and 336,000 SF residential use

Land Unit A (APR 04-III-1FC, S05-III-FC1, S08-III-FC1)

- *APR 04-III-1FC*: Increased the planned intensity for the site area to .25 FAR at the overlay level to support a retail center anchored by a grocery store. The site was previously planned for low-intensity office use up to an intensity of .15 FAR at the overlay level.
- *S05-III-FC1*: Added an option on Parcel 46-3((1))14C for 200 units of independent living. This site was planned for low intensity office use up to an intensity of .25 FAR at the overlay level.
- *S08-III-FC1*: Added an option to office use planned on Parcel 46-3((1))15A1 for 100 units of elderly housing with a substantial affordable component. This site was planned for low intensity office use up to an intensity of .25 FAR at the overlay level.

Fair Lakes (APR 05-III-3FC)

Added several site-specific options to Fair Lakes above the overlay level recommendation of office mixed-use up to an intensity of .25 FAR:

- Southeast corner of Shoppes Lane and Fair Lakes Circle (Land Unit G) – added an option for up to 110,000 SF of office use or hotel use with 5,000 SF of support retail
- Parcels 55-2((4))12, 19, and 26A (Land Unit G) – added an option for up to 140,000 SF of retail use and up to 120,000 SF of office use
- Parcel 55-2((1))9A (Sub-unit H1) – added an option for redevelopment of the surface parking lot with up to 100,000 SF of hotel or office uses
- Parcels 55-2((1))6, 11A1 and 11B1 (Sub-units H1 and H2) – added an option for up to 267,000 SF of office use
- Parcel 55-2((1))8 (Sub-unit H2) – added an option for redevelopment of the surface parking lot with up to 350,000 SF of residential use
- Parcel 45-4((1))25E (Sub-unit I3) – added an option for redevelopment of the surface parking lot with up to 350,000 SF of residential use

Ridge Top Road (S04-III-FC2, APR 09-III-2FC)

- *S04-III-FC2*: Added an option for residential/mixed-use up to an intensity of 1.2 FAR with consolidation of at least 18 acres. The site was previously planned for intensity office use up to an intensity of .70 FAR at the overlay level.
 - Approximately 750,000 SF over 18-acre consolidation
 - Mid- to high-rise buildings
 - At least 200,000 SF office use, but up to 50,000 may be replaced with hotel use
 - At least 20,000 SF ground floor retail at Government Center Parkway and Ridge Top Road
- *APR 09-III-2FC*: Revised option to state that a portion of the office use may be replaced with single-family attached residential units. The remaining office component should be designed as professional office to serve the community with at least 35,000 square feet of development.

Fair Oaks Mall (APR 09-III-1FC)

This amendment added options for transit-oriented mixed use to the 109.5-acre mall property in Sub-unit J5. This area was planned for office mixed-use up to an intensity of .50 FAR at the overlay level.

- Increase to .65 FAR for overlay level with recommendation for retail and office up to an intensity of .50 FAR in the interim
- BRT option up to an intensity of .80 FAR for the mall property (3.8 million SF overall)
- Metrorail option up to an intensity of 1.0 FAR for the mall property (4.8 million SF overall)
 - Residential use – about 30 percent of overall development
 - Retail use (mall) – about 40 percent of overall development
 - Office/Hotel use – about 30 percent of overall development

Ongoing Board-authorized Plan amendments

Fair Lakes Hyatt (PA 2014-III-FC1)

This property is currently planned for office mixed-use up to an intensity of .25 FAR at the overlay level as a part of the Fair Lakes development (Sub-unit H1). The Board of Supervisors requested that staff consider the appropriateness of mixed-use redevelopment incorporating hotel, multifamily, including senior house, and support retail uses up to a maximum of 625,000 SF. The proposed mix is at an intensity of 1.5 FAR and consists of the following:

- Retention of the existing 242,000 SF hotel use
- Combined 254,000 SF independent living and assisted living facility with a total of 200 dwelling units

Fairfax Towne Center (PA 2014-III-FC2)

This property is currently planned for office mixed-use up to an intensity of 0.45 (FAR) at the overlay level with an option for residential and retail mixed-use on a portion of the subject property (Sub-unit J1). The Board of Supervisors requested that staff consider mixed-use redevelopment of the shopping center that may include multifamily, retail/commercial, hotel, and office uses up to a maximum intensity of 1.2 FAR.

Fair Lakes, Land Units G, H, and I (PA 2015-III-FC1)

This area is currently planned for office mixed-use up to an intensity of .25 FAR at the overlay level. Several Plan options for office, hotel, retail, and residential uses exist above the overlay level. The Board of Supervisors requested that staff consider allowing greater flexibility for the options in the current Plan text for Fair Lakes to enable a quicker response to market demands.